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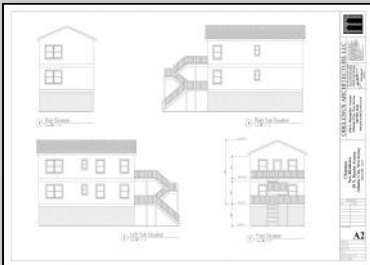
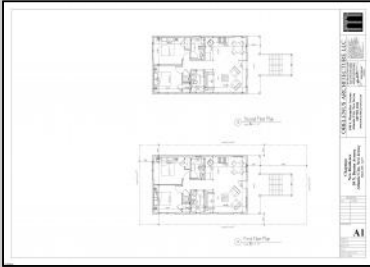
Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

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38 Boston
Atlantic City, NJ 08401

Asking \$624,999.00



COMMENTS

In the heart of one of Atlantic City's most up-and-coming neighborhoods, 38 N Boston Ave presents a rare opportunity to own affordable, high-quality NEW construction with exceptional potential for appreciation. This brand-new, stick-built duplex features two units, each offering approximately 800 square feet with 2 bedrooms and 2 full bathrooms. Designed for flexibility, the property is ideal for investors or owner-occupants seeking immediate income, a primary residence, or a stylish shore retreat. Each unit will feature luxury vinyl flooring, granite countertops, stainless steel appliances, central air, a tankless hot water heater, a washer/dryer, an outdoor shower, and off-street parking. Prime location near the beach, boardwalk, Tropicana, Boardwalk Hall, The Walk outlets, and renowned local dining. Eligible for Atlantic City's five-year tax abatement and special financing programs. Estimated completion summer 2026.

PROPERTY DETAILS

Outside Features	Parking/Garage	Other Rooms	Heating
Curbs	None	Den/TV Room	Gas-Natural
Deck		Dining Area	
Fenced Yard		Kitchen	
Outside Shower			
Patio			
Porch			
Sidewalks			



Ask for Ildar Bayguzin
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Sewer
Public Sewer

